

047.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,085,200 / 1,085,200

APPRAISED: 1,085,200 / USE VALUE: 1,085,200 / ASSESSED: 1,085,200 / 1,085,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20-22		ORCHARD TERR, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GOTCH JAMIE & ALLYSON	
Owner 2:		
Owner 3:		
Street 1:	22 ORCHARD TERR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	COMINNOS OLGA -
Owner 2:	-
Street 1:	22 ORCHARD TERR
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,338 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2912 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9338		Sq. Ft.	Site		0	80.	0.75	1									560,116						560,100	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										33305
										GIS Ref
										GIS Ref
										Insp Date
										11/16/18



USER DEFINED

Prior Id # 1:	33305
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	19:05:36
LAST REV	
Date	Time
10/09/19	08:39:33
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 047.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	525,100	0	9,338.	560,100	1,085,200	1,085,200	Year End Roll	12/18/2019
2019	104	FV	402,900	0	9,338.	595,100	998,000	998,000	Year End Roll	1/3/2019
2018	104	FV	402,900	0	9,338.	434,100	837,000	837,000	Year End Roll	12/20/2017
2017	104	FV	377,000	0	9,338.	378,100	755,100	755,100	Year End Roll	1/3/2017
2016	104	FV	377,000	0	9,338.	322,100	699,100	699,100	Year End	1/4/2016
2015	104	FV	334,300	0	9,338.	315,100	649,400	649,400	Year End Roll	12/11/2014
2014	104	FV	334,300	0	9,338.	259,100	593,400	593,400	Year End Roll	12/16/2013
2013	104	FV	348,400	0	9,338.	246,400	594,800	594,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COMINNOS OLGA,	72927-327	1	7/15/2019		1,175,000	No	No		
COMINNOS OLGA	42168-101		3/3/2004	Family		10	No	No	
COMINNOS HARRIE	26145-268		3/19/1996			10	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2010	748	Demo gar	7,000					
6/4/2004	572	Redo Kit	15,318 C			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/19	SQ Returned	JO	Jenny O
11/16/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
4/29/2000	Inspected	243	PATRIOT
3/9/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden	2	Rating: Average																
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:															
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:															
Foundation: 3 - BrickorStone		A 3QBth:	Rating:															
Frame: 1 - Wood		1/2 Bath:	Rating:															
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:															
Sec Wall:	%	OthrFix:	Rating:															
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID												
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 2										
Color: MAUVE		A Kits: 1	Rating: Very Good			Level	FY LR DR D K FR RR BR FB HB L O											
View / Desir:		Fpl:	Rating:			Other												
GENERAL INFORMATION				WSFlue:	Rating:	Upper												
Grade: C - Average		CONDOS INFORMATION				Lvl 2												
Year Blt: 1914	Eff Yr Blt:	Location:				Lvl 1												
Alt LUC:	Alt %:	Total Units:				Lower												
Jurisdct: G12	Fact: .	Floor:				Totals	RMS: 12	BRs: 6	Baths: 2	HB								
Const Mod:		% Own:																
Lump Sum Adj:		Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster		Functional:				Interior:		2	6	3								
Sec Int Wall:	%	Economic:				Additions:												
Partition: T - Typical		Special:				Kitchen: 2004												
Prim Floors: 3 - Hardwood		Override:				Baths:												
Sec Floors: 4 - Carpet	40 %	Total:	26.4 %			Plumbing:												
Bsmnt Flr: 12 - Concrete						Electric:												
Subfloor:						Heating:												
Bsmnt Gar:						General:												
Electric: 3 - Typical						Totals	2	12	6									
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 2																		
% Heated: 100		% AC:																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 047.0-0003-0006.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	14x6		A	AV	2010		0.00	T	7.2	104					
More: N	Total Yard Items:					Total Special Features:								Total:				
AssessPro Patriot Properties, Inc																		